

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
November 15, 2007

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, November 15, 2007**, in the Planning Department Conference Room City Hall- 10th Floor, 455 N. Main Street, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the November 1, 2007 MAPC minutes.

❖ **Items # 2-1 through 2-4 may be taken in one motion unless there are questions or comments.**

2. Consideration of Subdivision Committee recommendations from the meeting of November 8, 2007. David Dennis, Michael Gisick, Bill Johnson, Debra Miller Stevens, and G. Nelson Van Fleet were present. Copies of their recommendations have been furnished to the Planning Commission. Don Anderson and M.S. Mitchell were not present. Agenda Item 2-1 (SUB2007-75) Approved, vote (5-0); and Agenda Item 2-2 (SUB2007-98) Approved, vote (5-0); Agenda Item 2-3 (SUB2007-96) Approved, vote (5-0); Agenda Item 2-4 (SUB2007-97) Approved, vote (5-0); Agenda Item 3-1 (VAC2007-31) Approved vote (4-1); Agenda Item 3-2 Approved vote (5-0).

- 2-1. **SUB 2007-75: Final Plat -- ROCKY FORD INDUSTRIAL PARK ADDITION**, located south of 31st Street South and on the east side of Rock Road.

Engineer: Baughman Company, P.A.
Acreage: 78.84
Total Lots: 7

- 2-2. **SUB 2007-98: One-Step Final Plat -- MIKE STEVEN MOTORS ADDITION**, located west of Rock Road and on the south side of Kellogg.

Engineer: Baughman Company, P.A.
Acreage: 7.51
Total Lots: 1

- 2-3. **SUB 2007-96: One-Step Final Plat -- CHAUTAUQUA ADDITION**, located south of 29th Street North and west of Hillside.

Engineer: CED, P.A.
Acreage: .34
Total Lots: 2

- 2-4. **SUB 2007-97: One-Step Final Plat -- CROSS POINTE 2ND ADDITION**, located on the southeast corner of Greenwich Road and 21st Street North.

Engineer: PEC, P.A.
Acreage: 57.3
Total Lots: 8

❖ **PUBLIC HEARINGS – VACATION ITEMS**
ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items #3-1 and 3-2 may be taken in one motion, unless there are questions or comments.
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th Floor, City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC 2007-31: Request to vacate a portion of a sight distance easement**, generally located on the southeast corner of 13th Street North and 127th Street East (3-mile ring).
- 3-2. **VAC 2007-32: Request to vacate a portion of a platted easement**, generally located north of Kellogg Street and west of 119th Street West.

❖ **PUBLIC HEARINGS**

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4. Case No.: ZON2007-43
Request: City zone change from "B" Multi-family Residential to "GO" General Office.
General Location: East of Woodlawn Avenue, west of Armour Avenue, on the south side of Central Avenue.
Presenting Planner: Derrick Slocum
5. Case No.: ZON2007-46 (This case was deferred from the 10/18/07 MAPC Meeting.)
Request: City zone change from "NR" Neighborhood Residential to "LC" Limited Commercial.
General Location: Midway between 21st and 29th Streets North, on the northwest corner of Maize Road and Maize Court.
Presenting Planner: Dale Miller
6. Case No.: ZON2007-51
Request: City zone change from "SF-5" Single-family Residential to "LI" Limited Industrial.
General Location: 1/2 mile South of the intersection of south Hoover and West Harry.
Presenting Planner: Derrick Slocum
7. Case No.: ZON2007-52
Request: City zone change from "SF-5" Single-family Residential to "LI" Limited Industrial.
General Location: 1/2 mile south of the intersection of MacArthur Rd. and West Street.
Presenting Planner: Derrick Slocum
8. Case No.: ZON2007-53
Request: City zone change from "TF-3" Two-family Residential to "GO" General Office.
General Location: 1/5 mile north of Harry on the west side of Bluffview Drive.
Presenting Planner: Jess McNeely
9. Case No.: ZON2007-54/CUP2007-61
Request: City zone change from "SF-5" Single-family Residential to "LC" Limited Commercial accompanying the creation of DP-308 Steven's Toyota Community Unit Plan.
General Location: South and west of the intersection of Calhoun Drive and Kellogg Avenue (US-54.)
Presenting Planner: Derrick Slocum

10. Case No.: CUP2007-60
Request: DP-279 Amendment #1 to readjust parcels, uses, building heights and maximum building coverage, etc.
General Location: Southwest corner of K-96 and 21st Street North.
Presenting Planner: Donna Goltry
11. Case No.: PUD2007-04
Request: Request for a Planned Unit Development for the development of a new Via Christi hospital and other medical uses.
General Location: Northeast corner of north 151st. St. West and west 21st. St. North.
Presenting Planner: Jess McNeely
12. Case No.: CON2007-39
Request: County Conditional Use to permit "animal care, general."
General Location: Approximately 3/8 mile south of 29th Street North and east of 247th Street West.
Presenting Planner: Dale Miller
13. Case No.: CON2007-40
Request: City Conditional Use to allow a car wash.
General Location: North of Central Avenue, on the northeast corner of Webb Road & Chamberlin Street.
Presenting Planner: Bill Longnecker
14. Case No.: DER2007-12
Request: The City of Valley Center seeks annexation of various tracts of land located adjacent to the City of Valley Center - Resolution No. 525-07.
Presenting Planner: Dave Barber
15. Case No.: DR 2005-08
Request: Arena Neighborhood Redevelopment Plan, November 2007- Proposed Amendment to Wichita-Sedgwick County Comprehensive Plan
Presenting Planner: Dave Barber
16. 2008 MAPC Hearing Calendar
17. Other matters/Adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission